

# HOME INSPECTION REPORT



355 Windermere Ave  
Toronto

Prepared for: [The Babiak Team](#)

Prepared by: Bob Papadopoulos P.Eng., RHI \*

Inspection Date: [Feb 26 2026](#)



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Please Read: [http://redbrickinspections.ca/docs/1\\_Introduction\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.pdf)

Please Read: <https://redbrickinspections.ca/home-inspection-terms-and-conditions/>

Please Read: <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>

\* please see credentials at end of report



REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf</a>		
355 Windermere Ave		<b>ROOFING/Chimneys</b>		Feb 26 2026
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Metal:	Slope:	Low	Metal:	Southeast
Modified Bitumen:	Flat:	Low deck		
Not Determined	Garage:	High		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Grade	Height			
From Edge	Snow			

**Observations/Recommendations**

Roofing: [high quality metal shingles \(with granular finish\) in good repair](#)



Garage: [not visible, requires further evaluation/repair/replacement](#)



[Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney\(s\)](#)

**Description**

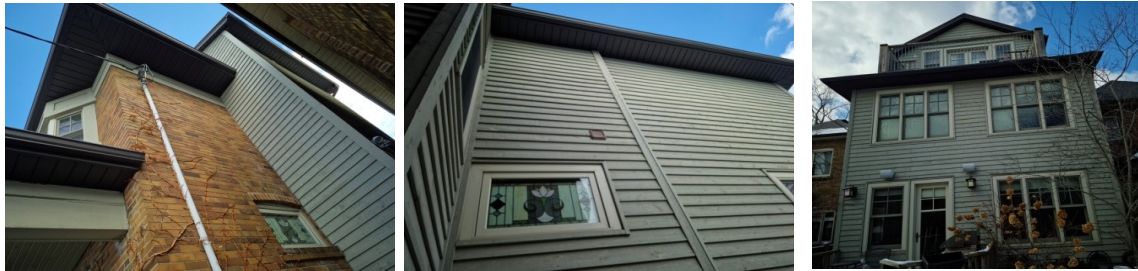
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Wood siding
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**Limitations**

Exterior Inspection from Ground Level	Restricted Access Under Porch(es)
No Access Under Deck(s)	Grading Not Visible Due to Snow

**Observations/Recommendations**

WALL SURFACES:  
 Brick: overall in good repair  
 Wood siding: overall in good repair  
 DOORS/WINDOWS: overall in good repair



PORCH: general mortar repairs and maintenance as required  
 DETACHED GARAGE: inside not accessed, older, typically ongoing repairs



Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house

\*\* Any or all these items may contribute to **Basement Leakage**. Please see Interior Page

**Description**

Configuration: Basement:	Foundations: Stone Poured Concrete Masonry Block	Floor : Wood Joists	Walls : Masonry (Double-Brick) Masonry Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists
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**Limitations**

Restricted Access to: Wall Space Roof Space	Foundation Wall Not Visible: <u>90</u> % Knee Wall Inspected From Access Hatch
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**Observations/Recommendations**

overall well built house

FOOTINGS/FOUNDATIONS reported portion of foundation was replaced when floor lowered and additions

**Description**

Service Size: <b>200</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>200</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
Distribution Panel	System Grounding:	
Rating: <b>200</b> AMP	Description: <b>Copper</b>	
Description: <b>Breakers</b>	Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter:
Location: <b>Basement</b>		Location: <b>Outside</b>
Auxiliary Panel(s):	Outlets	<b>Bathroom(s)</b>
Rating: AMP	Description: <b>Grounded</b>	
Description:	Number of Outlets: <b>Upgraded</b>	Arc Fault Circuit Interrupter:
Location:		Location: <b>Panel</b>

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE ENTRANCE: **newer installations, overall in good repair**  
 SERVICE PANEL: **newer installations, overall in good repair**  
**panel obstructed - cover not removed**



BRANCH WIRING: **random sampling determined the wiring has been upgraded throughout**

Note 1: All recommendations are safety issues - Treat them as high priority.

Note 2: Please ensure accurate labelling on panels.

**Description**

Description: Efficiency: Rated Input: Approx. Age: Life Expectancy: Fuel Type: Shut Off at:  
 Hot Water Boiler: High 110 x1000BTU/hr 4 yrs. 15 to 20 yrs. Gas Meter-Interior  
 Forced Air Handlers

Exhaust Vent Arrangement: Plastic Through-Wall Vent

**Limitations**

Heat Loss Calculations Not Done  
 Heat Exchanger- Inaccessible

**Boiler Performance**

Pressure lbs/in2: 30  
 Temp Deg F: 125

**Observations/Recommendations**

THERMOSTAT: multi thermostats for zone control provides better comfort/efficiency

HOT WATER BOILER: service annually

COMBINATION SYSTEM: provides house heating and domestic hot water - see Plumbing

Piping: manifold - replace flow valves as required



Hot Water Radiant Heat: floors: separate thermostats, tested functional

Comments: 2 forced air handlers in basement and 3rd level: boiler connected to heat exchangers, service annually



Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	4 yrs. old	10 to 15 yrs.
Air Conditioner (air-cooled):	18 x1,000 BTU/hr	4 yrs. old	

Limitations	Cooling Performance
Cannot Test With Low Outdoor Temp	Supply Temp F: Return Temp F:

**Observations/Recommendations**

AIR CONDITIONER: two units (with air handlers and ducts) servicing lower and upper areas not tested: should be serviced before using replace filters as required



REFERENCE LINK

[http://redbrickinspections.ca/docs/8\\_Insulation\\_Ventilation\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf)

355 Windermere Ave

# INSULATION/VENTILATION

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## Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting: Heat Recovery Ventilator
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## Limitations

## Observations/Recommendations

Heat Recover Ventilator: [two units](#)  
provides house with better air quality and efficiency  
see owners manual for proper use and maintenance



Note: adding insulation is considered an improvement rather than a repair

R-values are estimated

**Description**

Service Piping into House: <a href="#">Copper</a>	Main Shut Off Valve at: <a href="#">Basement</a>	Water Flow (Pressure): <a href="#">Good</a>
Supply Piping & Pump(s): <a href="#">Copper</a> <a href="#">Plastic</a>	Waste Piping & Pump(s): <a href="#">Plastic</a> <a href="#">Solid Waste Pump</a>	Water Heater <a href="#">see Heating</a> Type: Fuel Type: Capacity: <a href="#">40 Gal</a> Age Yrs.: Life Expectancy:

**Limitations**

<a href="#">Isolating/Relief Valves &amp; Main Shut Off Valves Not Tested</a>	<a href="#">Concealed Plumbing not Inspected</a>
<a href="#">Kitchen and Laundry Appliances Were Not Inspected</a>	<a href="#">Tub/Sink Overflows Not Tested</a>

**Observations/Recommendations**

SUPPLY PIPING: [all piping examined was in good repair](#)

WASTE PIPING: [all piping examined was in good repair](#)

Solid Waste Pump: [tested functional](#)  
[service pump annually](#)

Washroom(s): [overall in good repair](#)

Kitchen(s) [overall in good repair](#)

REFERENCE LINK	<a href="http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf">http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf</a>			
355 Windermere Ave	<b>INTERIOR</b>			Feb 26 2026
<b>Description</b>				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood Resilient	Drywall	Drywall	Casement Fixed Skylight(s)	Metal
Fireplaces:	Fireplace Fuel:			
Zero Clearance	Gas			
<b>Limitations</b>				
Restricted/No Access To: _____			Foundation Not Visible <u>90</u> %	
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected			Drainage Tile Not Visible	
Absence of Historical Clues due to New Finishes/Paint				
Storage/Furnishings in Some Areas Limited Inspection				
<b>Observations/Recommendations</b>				
<p>Floors/Walls/Ceilings: overall good quality renovations</p> <p>Trim/Cabinets/Counters: overall good quality renovations</p> <p>Windows/Doors: upgraded double glazed units</p> <p>FIREPLACE: service annually</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling foundation damp-proofed to minimize leaking risk service sump pump annually</p>				
CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law				
** Steps recommended in order to minimize basement leakage				
1. gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior				
Environmental/Health Concerns: <a href="http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf">http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</a>				



## **Bob Papadopoulos P.Eng, RHI**

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- **Over 20 years of building inspecting experience in Toronto and the GTA**
- **Over 6,000 residential and commercial buildings inspected**

Bob has inspected over 6,000 residential and commercial buildings of various descriptions and reporting on conditions of major systems including structure, building envelope and mechanical systems, specific problem investigations and pre-renovation inspections. In the past Bob has helped train Home Inspectors and assisted in the creation of educational courses on home inspecting as well as taught Home Inspection courses at Seneca College. Bob also has experience in the construction industry inspecting many large scale projects through-out the GTA. He also served in the Canadian Navy as a Marine Mechanic and Ships Team Diver.

### **Professional Designations**

- P.Eng. (Professional Engineer of Ontario) <http://www.peo.on.ca/>
  - RHI Registered Home Inspector <http://www.oahi.com/>
  - Environmental Site Assessment: ESA Phase 1 Certified <http://aesac.ca/>
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